

SECTION 13

TABLE OF REGULATIONS

Any building or structure, but not including an accessory structure, erected in any district shall be located on a lot having not less than the minimum requirements set forth in the table below and the location of such structure on the lot and the height of such structure shall also conform with the requirements established by this table. Regulations for Residential Performance Developments within RP-1 are contained in Section 16.

| USE | District | | | | | | | | | | |
|---|----------|--------|--------|--------|----------------|-----------|--------|---------|--------|--------|--------|
| | RA | *RA-1 | RA-2 | RB | RP-1 | RC | GB | C | I | LI | HMF |
| Minimum lot area (except RC) sq. ft. | ---- | ---- | ---- | ---- | ---- | 25 acres | ---- | 30,000 | 40,000 | 40,000 | ---- |
| Minimum lot area (RES) sq. ft. | 15,000 | 20,000 | 4,000 | 40,000 | 40,000 | 11,000* | 15,000 | 40,000 | ---- | ---- | 50,000 |
| Minimum lot frontage (ft.) | 125' | 100' | 40' | 150' | 150' | 100' | 100' | 150' | 150' | 100' | 400' |
| Minimum front yard (ft.) | 10'(H) | 40'(F) | 10'(H) | 65'(F) | 65'(F) | 100'(RCA) | 55' | 65'(F) | 65'(F) | 65'(F) | |
| Minimum side yard (ft.) | 10'(B) | 10'(B) | 10'(E) | 15'(B) | 15'(B) | 60'(RCA) | 15' | 15' | 15' | 15' | |
| Minimum rear yard (ft.) | 30'(B) | 25'(B) | 30'(D) | 35'(B) | 35'(B) | 60'(RCA) | 15' | 30'(D) | 30'(D) | 30'(I) | |
| Minimum distance between buildings | ---- | ---- | ---- | ---- | ---- | 30'(RCA) | ---- | ---- | ---- | ---- | ---- |
| Building Line | 125' | 125' | 40' | 150' | 150' | ---- | ---- | 150'(G) | ---- | ---- | ---- |
| Minimum Open Space (%) | 60% | 70% | 40% | 75% | 75% | 75% | 50% | 40% | 50% | 50% | 20% |
| Maximum building height (ft.) | 38'(A) | 38'(A) | 38'(A) | 38'(A) | 38'(A) | 32' | 45' | 45'(A) | 60'(A) | 60'(A) | 60' |
| Performance Regulations Controlling Residential Performance Development | ---- | ---- | ---- | ---- | See Sec. 16 | ---- | ---- | ---- | ---- | ---- | ---- |